ADDRESS NEW OWNERS AND SEND TAX STATEMENTS:
Billy Mann, Trustee
6011 Robertson Road
Nashville, TN 37209

MAP PARCEL NOS.
92-9 Par 261
11W-78425

0436 07/03 0101 03CHECK 18.25

THIS INSTRUMENT PREPARED BY:
HOFSTETTER & HOFSTETTER, ATTORNEYS
Suite 500, 230 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 (10.00) dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **HOWARD L. WATTS, unmarried**, have bargained and sold, and by these presents do transfer and convey unto **BILLY MANN, TRUSTEE** for Michael W. Mann, Mitchell G. Mann, Monica N. Mann, Mellissa L. Mann and Margarett J. Mann, with full power to convey, encumber and otherwise transfer, without the joinder of any other person, the Grantee herein, his assigns and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 105 on the Map of Subdivision of the W. R. Wilson Tract, West Nashville, as of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 105 fronts 50 feet on the westerly side of 35th Avenue North, formerly Remy Street, and runs back between parallel lines, 130 feet to an alley.
>
> Being the same prperty conveyed to Howard L. Watts by deed from Fannie J. Francis, a widow, of record in Book 5598, page 371, Register's Office for said County.

This is improved property known as 415 35th Avenue North, Nashville, Davidson County, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his assigns and representatives forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his assigns and representatives against the lawful claims of all persons, whomsoever.

WITNESS our hands this 13th day of September, 1995.

Howard L. Watts

0322603
IDENTIF. & REFERENCE

PICK-UP
97 JUL -3 AM 9:05
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $2,500.00.

Billy D Mac Luster

Sworn to and subscribed before me,
this 13th day of September, 1995.

Eunice Miller
Notary Public

My commission expires 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

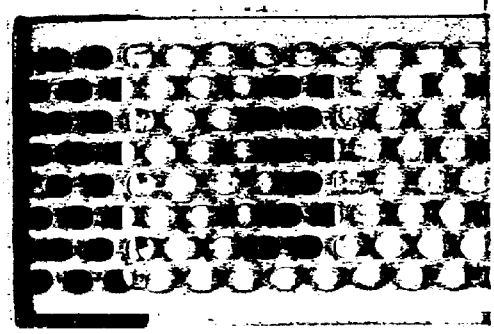
Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named **Howard L. Watts, unmarried**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 1995.

Notary Public Eunice Miller

My commission expires 5-24-97

C:\wp51\Deeds\Watts-Ma.nn



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10516 PG 214

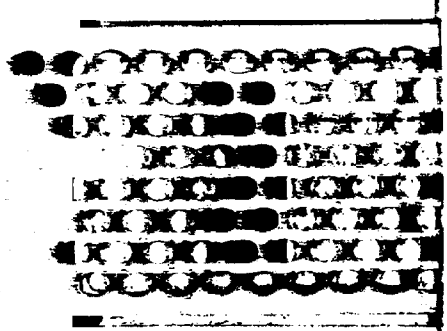
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 2500.00
MOR TX 9.25
ERR CO
MOR TX 9.25-
CON TX 9.25
PRFEE 1.00
WDEED 8.00
TOTAL 18.25
CHECK 18.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/03/97 01 09:05 0001 0436



0322603
IDENTIF. # REFERENCE

97 JUL -3 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1170213